

June 3rd, 2026

Ms. Tom Sieniewicz, Chair
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Via: Electronic and Hand Delivery

Reference: Request for Written Determination of Use for Professional Office Use at 222 Jacobs Street
North Point Parcel JK
PB #179
Cambridge, Massachusetts

Dear Chair Sieniewicz and Members of the Board:

DivcoWest Real Estate Services, LLC and its affiliates, DW Propco JK, LLC (collectively, the “Developer”), respectfully submit this Request for a Written Use Determination to allow the use of approximately 3,123 square feet of first floor space of 222 Jacobs Street for a dentist’s office that is not part of a clinic under a lease with 2032 Dental Cambridge Crossing, PLLC (the “Proposed Use”).

222 Jacobs Street (Parcel JK) is a part of the larger Cambridge Crossing development and is located partially within the City of Cambridge and partially within the City of Somerville. The building at 222 Jacobs Street is a 371,828 square foot laboratory and office building with approximately 15,600 square feet of first floor retail and consumer use space. As shown on the attached floor plan, the location of the Proposed Use was previously the location of the Cambridge Crossing leasing office, which the Developer recently relocated to 181 Morgan Avenue (Parcel Q1).

Condition No. 4 to the Amendment No. 6 (Major) to the PUD Special Permit issued on September 2, 2016, by the Planning Board in Planning Board Case No. PB-179 (as the same as been amended through the date of this Application, the “Special Permit”) authorizes all uses permitted in Section 13.50 (which applies to the Development Parcel situated in the PUD-4A Zoning Overlay District) and Section 13.70 (which applies to the Development Parcel situated in the PUD-6 Zoning Overlay District) of the City of Cambridge Zoning Ordinance (the “Zoning Ordinance”) within the Development Parcel, subject to the limitations on the amount of non-residential and retail use set forth in the Appendix I to the Special Permit.

Section 13.73 of the Zoning Ordinance specifically allows the portions of Cambridge Crossing located within the PUD-6 Zoning Overlay District to be used for all uses permitted pursuant to Article 16.000 of the Zoning Ordinance as well as such other uses as are permitted in a Business B Zoning District upon the Planning Board making a written determination that such uses are “compatible with and advances the policy objectives of the Eastern Cambridge Plan and that it is necessary to support the predominant residential use in the North Point Residence District”.

Pursuant to the Section 4.30 of the Table of Uses of the Zoning Ordinance, the Proposed Use constitutes the use set forth in Section 4.34.a. of the Zoning Ordinance (i.e., “Office of a physician, dentist or other medical practitioner not located in a clinic listed under Subsection 4.33(d)”). We note that Section 16.000 of the Zoning Ordinance permits the above use as an accessory use provided such use is permitted as a principal use as-of-right in a Business B Zoning District. As such, Section 13.73 allows the Planning Board to authorize the Proposed Use through the issuance of a written determination.

The Proposed Use is “compatible with and advances the policy objectives of the Eastern Cambridge Plan and that it is necessary to support the predominant residential use in the North Point Residence District.” It will provide an important service to the residents and business occupants of the Cambridge Crossing community by providing on-site dental services that will bolster the City’s desired “live, work, play” environment for Cambridge Crossing and the North Point Residence District. Additionally, consistent with the intent of the Cambridge Crossing Final Development Plan, the Proposed Use will further activate this edge of 222 Jacobs Street further enlivening the easterly side of North First Street.

While the Proposed Use will take the place of what was proposed to be retail space at the time of the Planning Board’s Design Review approval of 222 Jacobs Street, the dentist office will operate very much like a retail fitness or other wellness-oriented retail establishment. As such, it is not a material deviation from the Special Permit or the Cambridge Crossing PUD Final Development Plan.

We note that any parking provided to the Proposed Use will be at a rate not to exceed the rate authorized for Office Uses in the Special Permit of 0.8 spaces per 1,000 square feet of space. As there is no minimum parking required for the Proposed Use under the Zoning Ordinance, the Proposed Use will not result in any changes to the parking utilization at 222 Jacobs Street. Additionally, the relatively small square footage of the Proposed Use will not generate traffic that is materially different than a retail, fitness or restaurant use at this location.

In addition, the Proposed Use will not result in more intense traffic coming to and from the 222 Jacobs site as the Proposed Use will require fewer loading trips than a traditional retail or restaurant use at this location. Pursuant to the provisions of Section 6.80 of the Zoning Ordinance, the loading requirements for the Proposed Use (which is a Type “F” loading use) is much less intense than the loading requirements for restaurant use (which is a Type “C” loading use) and office use (which is a Type “E” loading use). A Type F use would require a first loading bay if the use measures 10,000 square feet or more. The Proposed Use measures 3,123 square feet, so there is no need to provide a separate loading bay for the Proposed Use. Additionally, we note that the building presently contains 4 loading bays, which were designed to service approximately 356,228 square feet of office use (which requires 3 loading bays) and 15,600 square feet of retail and restaurant use (which requires 1 loading bay). Given that the square footage of the Proposed Use will take the place of a portion of more loading intense uses (i.e., retail and restaurant uses), the Developer believes that the existing loading bays serving 222 Jacobs Street will be more than sufficient to service the Proposed Use from an operational perspective.

Additionally, the Developer will be able to provide the required Long-Term and Short-Term bicycle parking for the Proposed Use. 222 Jacobs Street presently contains 110 Long-Term and 44 Short-Term bicycle parking spaces. The above bicycle parking was based on 222 Jacobs Street containing 357,378 square feet of office use (which required 107 Long-Term and 21 Short-Term bicycle parking spaces)

and 14,550 square feet of restaurant use (which required 3 Long-Term and 15 Short-Term bicycle parking spaces). Office uses require 0.30 Long-Term bicycle parking spaces per 1,000 square feet (i.e., N1 Long-Term bicycle parking use) and 0.06 Short-Term bicycle parking spaces per 1,000 square feet (i.e., N5 bicycle Short-Term parking use). Restaurant use is an N3 Long-Term bicycle parking use and an N1 Short-Term bicycle parking use, requiring 0.20 Long-Term bicycle parking spaces per 1,000 square feet and 1.0 Short-Term bicycle parking spaces per 1,000 square feet.

The Proposed Use is an N1 Long-Term bicycle parking use and an N5 Short-Term bicycle parking use, thereby requiring 0.30 Long-Term bicycle parking spaces per 1,000 square feet and 0.06 Short-Term bicycle parking spaces per 1,000 square feet. Assuming that the Proposed Use will result in a mix of uses of 356,326 square feet of Office use, 12,477 square feet of Restaurant Use and 3,123 square feet for the Proposed Use, 222 Jacobs Street would require a total of 111 Long-Term bicycle parking spaces calculated as follows:

<u>Use Category (and Square Footage)</u>	<u>Required Long-Term Parking Spaces</u>
Office Use (356,326 square feet)	107 parking spaces
Restaurant Use (12,477 square feet)	3 parking spaces
Proposed Use (3,132 square feet)	1 parking space
TOTAL REQUIRED SHORT-TERM PARKING SPACES	111 parking spaces

As noted above, 222 Jacobs Street contains 110 Long-Term Parking Spaces. Pursuant to the provisions of Section 6.107.5, which specifically permits “up to twenty percent (20%) of the required number of Long-Term Bicycle Parking Spaces or four (4) spaces, whichever is greater,” to be converted to Short-Term Bicycle Parking Spaces, the Developer intends to provide the 1 Long-Term bicycle parking space required by the revised mix of uses within the Short-Term bicycle parking spaces. As noted below, the Short-Term bicycle parking supply at 222 Jacobs Street has a surplus of eight (8) Short-Term bicycle parking spaces, so the Short-Term bicycle parking supply at 222 Jacobs Street is sufficient to allow for the use of 1 Short-Term bicycle parking space to satisfy the Long-Term bicycle parking requirements applicable to 222 Jacobs Street.

Based on the proposed mix of uses for 222 Jacobs Street and the application of Section 6.107.5 to 1 Short-Term bicycle parking space, 222 Jacobs Street will require a total of 37 Short-Term bicycle parking spaces, calculated as follows:

<u>Use Category (and Square Footage)</u>	<u>Required Short-Term Parking Spaces</u>
Office Use (356,326 square feet)	22 parking spaces
Restaurant Use (12,477 square feet)	13 parking spaces
Proposed Use (3,132 square feet)	1 parking space
Short-Term Parking Spaces serving as Long-Term Parking Spaces (as permitted by Section 6.107.5)	1 parking space
TOTAL REQUIRED SHORT-TERM PARKING SPACES	37 parking spaces

As noted above, 222 Jacobs Street contains 44 Short-Term parking spaces. As a result, even with reassignment of one (1) of the Short-Term bicycle parking spaces as a Long-Term bicycle parking spaces, 222 Jacobs Street has sufficient Short-Term bicycle parking spaces to support the proposed mix of uses.

Based on the above, the existing bicycle parking supply available at 222 Jacobs Street is sufficient to support the Proposed Use within the building.

Based on the above, the Developer respectfully requests that the Planning Board issue a written determination, that the Proposed Use is compatible with and advances the policy objectives of the Eastern Cambridge Plan and that the Proposed Use is necessary to support the predominant residential use in the North Point District. As part of this application, the Developer is submitting a revised Appendix I that includes a notation that up to 3,123 square feet of the retail space for Parcel JK may be utilized as either retail space or as a dentist's office use under Section 4.34.a. of the Zoning Ordinance.

As part of this application, we have included eight (8) copies of the following materials for review by the Planning Board:

- Site Plans
- Renderings
- Revised Appendix I

The Cambridge Crossing team looks forward to meeting with the Planning Board to review and discuss the Proposed Use. Thank you for your consideration.

Sincerely,
DIVCOWEST REAL ESTATE SERVICES, LLC

A handwritten signature in blue ink, appearing to read "John Rappoport".

John Rappoport
Senior Director, Development & Construction

Enclosures

DAWES STREET

Proposed Dentist Use

FIRST STREET

RETAIL #1

2,373 USF
2,911 RSF

Tatte
BAKERY & CAFÉ

RETAIL #3

1,753 USF
2,152 RSF

JUST SALAD

RETAIL #4

1,754 USF
2,152 RSF

RETAIL #5

1,660 USF
2,036 RSF

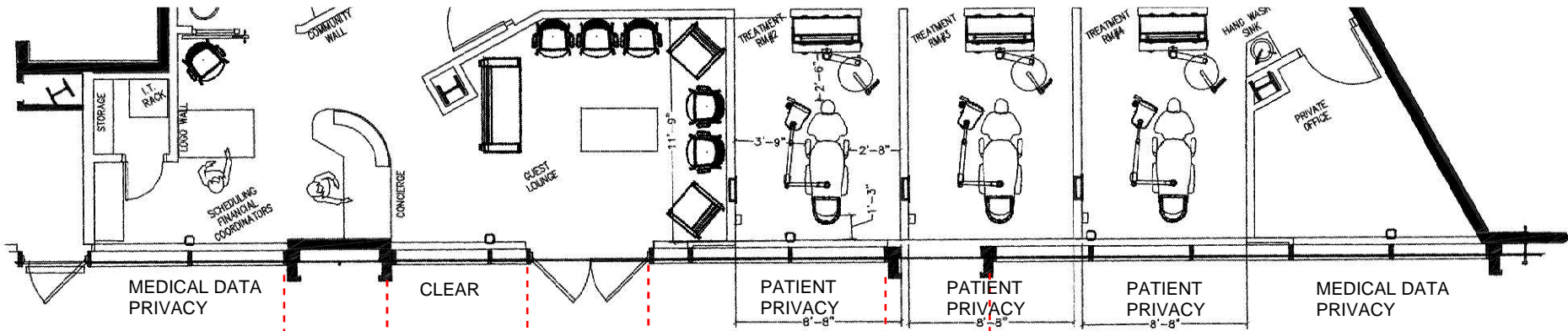
BON ME

LOBBY

250 NORTH STREET ENTRY

NORTH STREET

RETAIL TENANT LAYOUT OPTION B



WINDOW FILM WILL BE APPLIED TO THE INTERIOR SURFACE OF THE GLASS AS REQUIRED FOR HIPAA COMPLIANCE AS REGULATED BY THE DEPARTMENT OF HEALTH AND HUMAN SERVICES (HHS) TO PROTECT THE IDENTITY AND PROTECTED HEALTH INFORMATION (PHI) OF PATIENTS.

ORAJET® 3651

INTERMEDIATE CALENDERED

PVC DIGITAL MEDIA

Description

Intermediate (Medium-Term) Permanent Calendered Digital Print Media

A versatile digital print media designed for a multitude of indoor and outdoor vibrant full-color graphic applications. ORAJET® 3651 utilizes a thin 2.75-mil polymeric-PVC construction with a dependable solvent-based adhesive system. Apply additional UV and graphic abrasion protection with ORAGUARD® 210 or 215 over-laminate. Compatible with today's most popular ink systems: solvent, eco-solvent, latex, and UV curable - users can experience ORAJET® printability advantages with consistent, high-quality digital print production! ORAJET® 3651 is included in the ORAFOL® [\(OCS\) ORALIFE™ Component System Warranty!](#)

Certifications

UL certified for UL 969 "Marking and Labeling Systems" (USA) and CSA C22.2 No. 0.15 "Adhesive Labels" (Canada).

Release Liner

88# PE-coated silicone paper

Adhesive

- White Film: Grey, Solvent-Based Permanent
- Transparent Clear Film: Clear, Solvent-Based Permanent

Color and Finish

- Gloss White, Semi-Gloss White, or Matte White
- Gloss Transparent Clear or Matte Transparent Clear

Applications

- Flat, short – to medium-term applications
 - medium-term outdoor general signage
 - vehicle decals (*pair with ORAGUARD® 215*)
 - long-term indoor general signage
 - window graphics
 - illuminated backlit signage (*000 – Transparent Clear*)
 - permanent wall graphics and murals
 - floor graphics (*pair with ORAGUARD® 250AS*)
 - stickers & decals
 - UL industrial labels
- Not designed for vehicle or trailer wrapping

Recommended Laminates

- ORAGUARD® 210
- ORAGUARD® 215
- ORAGUARD® 215DU
- ORAGUARD® 250AS (anti-skid, textured floor laminate)
- ORAGUARD® 255AS (anti-skid, textured floor laminate)

Printability/Ink Compatibility

Latex, Solvent, Eco-Solvent, UV Curable, UV-Gel, and Screen Printing. [Click Here](#) to view ORAFOL ICC Profiles.



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Black Creek, GA 31308
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ORAFOL Americas – CT
120 Darling Drive
Avon, CT 06001
Phone: 800.654.7570

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Oakville, Ontario L6H 6X5
Phone: 888.727.3374

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02/25
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Technical Data

Thickness (without liner and adhesive)	2.75-mil
Dimensional Stability (FINAT TM-14)	Adhered to steel, no shrinkage in cross direction; In length, <.016"
Temperature Resistance	Adhered to aluminum, -40°F to +176°F, no variation
Fire Behavior (DIN 75200) Fire Rating	Adhered to steel, self-extinguishing ASTM E 84-07 Class "A"
Adhesive Power (FINAT TM-1, after 24 h, average)	Adhered to stainless steel: 4.1 lb/in
Tensile Strength (DIN EN ISO 527)	Along: Min. 19 MPa Across: Min. 19 MPa
Elongation at Break (DIN EN ISO 527)	Along: Min. 130% Across: Min. 150%
Seawaterability (DIN 50 021)	Adhered to aluminum, after 100h/73°F, no variation
Shelf Life (68°F/50% relative humidity)	2 years
Minimum Life Expectancy (based on accepted application procedures on vertical surfaces)	5 years (unprinted)
Minimum Application Temperature	46°F
Available Lengths Available Widths	30' (10-yard)*, 150' (50-yard) *20" rolls only 15" (white gloss & matte only), 20" (white gloss, semi-gloss matte, and transparent gloss and matte), 30", 36" (not available in transparent matte), 50" (white gloss & matte, and transparent gloss only), 54", 60"
Recommended Laminates	ORAGUARD® Series 210, 215, 215DU, 250AS, 255AS
Print Compatibility	Latex, Solvent, Eco-Solvent, UV Curable, UV-Gel

For best results, utilize ORAFOL ICC profiles available at www.orafolamericas.com and allow solvent-based inks to dry for at least 24 hours (48-72 hours preferred) at 70°F before cutting the graphic to the ink or applying a laminate.



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02/25
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Note

Surfaces to which the material will be applied must be thoroughly cleaned from dust, grease or any contamination which could affect the adhesion of the material. Freshly lacquered or painted surfaces should be completely cured. The compatibility of selected lacquers and paints should be tested by the user, prior to application of the material. Films with structured surface are naturally more sensitive than the unstructured. Accordingly, these films are to be treated carefully both in processing and in cleaning. Impurities affect the appearance of structured films and require more frequent cleaning. Furthermore the application information published by ORAFOL is to be considered. The batch traceability according to ISO 9001 is possible on the basis of the roll number.

IMPORTANT NOTICE

All ORAJET® products are subject to careful quality control throughout the manufacturing process and are warranted to be of merchantable quality and free from manufacturing defects. Published information concerning ORAJET® products is based upon research which the Company believes to be reliable although such information does not constitute a warranty. Because of the variety of uses of ORAJET® products and the continuing development of new applications, the purchaser should carefully consider the suitability and performance of the product for each intended use, and the purchaser shall assume all risks regarding such use.

All specifications are subject to change without prior notice.

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APPENDIX I TO SPECIAL PERMIT

[attached behind]

Appendix I: Revised Statistical Summary of the Approved Master Plan
I. Project as a Whole
A. Three City Summary

a. Parcel Area	Total Area in Acres (Square Feet):	45.37 acres (1,976,501 square feet)
b. Floor Area	FAR at North Point:	2.66
	FAR at Lechmere	2.5
	Total GFA	5,245,854 square feet
c. Non-Residential	Maximum FAR	1.10
	Approved GFA	2,185,062 square feet for all non-residential uses
	Retail GFA:	300,000 square feet at North Point Amount TBD at Lechmere
d. Residential	Maximum FAR:	1.55
	GFA:	3,060,792 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	392,000 square feet
	Other/Common Open Space in Square feet:	TBD
f. Parking Spaces	Maximum Permitted:	3,807 spaces +300 replacement MBTA spaces
	Maximum non-residential:	See Special Permit
	Residential:	0.5-1.0 spaces/unit for each building, but not to exceed an average of 0.75/unit for the entire project at full build-out(**)
g. Dwelling Units	Proposed Number:	3,177 units



B. Development in Cambridge

a. Parcel Area	Total Area in Acres: Square Feet:	38.77 acres 1,690,276 square feet
	Area at North Point in Acres: Square Feet:	37.1 acres 1,617,534 square feet
	Area at Lechmere in Acres: Square Feet:	1.67 acres 72,742 square feet
b. Floor Area	FAR at North Point: FAR at Lechmere:	2.54 2.5
	GFA at North Point: GFA at Lechmere: Total GFA:	4,102,825 square feet 181,855 square feet 4,248,695 square feet
	Maximum FAR at North Point: Maximum FAR at Lechmere:	TBD TBD
c. Non-Residential	Approved GFA at North Point: Approved GFA at Lechmere:	1,409,063 square feet 3,988 (Retail Only)
	Minimum FAR at North Point: Minimum FAR at Lechmere:	TBD TBD
d. Residential	Approved GFA at North Point: Approved GFA at Lechmere:	2,656,925 square feet 177,867 square feet
	Minimum Public, Green Area or Permeable Open Space Provided at North Point: at Lechmere:	323,507 square feet 11,000 square feet
e. Open Space	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential at North Point: at Lechmere:	See Special Permit See Special Permit
	Residential:	TBD 0.5 – 1.0 spaces/unit for each building, but not to exceed an average of 0.75/unit at full build-out for all municipalities(**)
g. Dwelling Units	Proposed Number:	TBD



C. Development in Somerville

a. Parcel Area	Total Area in Acres:	5.28 acres
	Square Feet:	229,856 square feet

D. Development in Boston

a. Parcel Area	Total Area in Acres:	1.29 acres
	Square Feet:	56,369 square feet

E. Development in Boston + Somerville

a. Parcel Area	Total Area in Acres:	6.57 acres
	Square Feet:	286,225 square feet
b. Floor Area	Total FAR	3.49
	Total GFA	997,159 square feet
c. Non-Residential	Maximum FAR	2.70
	GFA	771,159 square feet
d. Residential	FAR	0.79
	GFA	226,000 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	TBD
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum permitted:	TBD
g. Dwelling Units	Proposed Number:	TBD



II. PHASES

A. Statistical Summary - Phase 1A

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1A in Square Feet:	454,406 square feet
b. Floor Area	Total GFA	2,088,805 square feet
c. Non-Residential	GFA	444,336 square feet
	Retail GFA	TBD
d. Residential	GFA	1,644,469 square feet
e. Open Space	Public, Green Area or Permeable Open Space Provided:	4.12 acres or 179,902 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Non-residential:	See Special Permit
	Residential:	TBD - Not to exceed an average of 0.75/unit at full build-out for all phases(**)
g. Dwelling Units	Proposed Number:	TBD



2. Dimensional Limits on Individual Parcels

Parcel I	a. Total Parcel Area:	100,837 square feet
	b. Total GFA:	408,789 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, 25,261 square feet
	f. Residential GFA:	383,528 square feet
	g. Total Parking Spaces:	Minimum of 0.30 spaces/unit (Shared Parking with Parcel R)
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel N (completed prior to this Major Amendment)	a. Total Parcel Area:	49,284 square feet
	b. Total GFA:	394,000 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	8,600 square feet
	e. Retail: ¹	8,600 square feet
	f. Residential GFA:	385,400 square feet
	g. Total Parking Spaces:	184
	h. Associated Public, Green Area or Permeable Open Space:	8,760 square feet
Parcel JK	a. Total Parcel Area:	62,502 square feet
	b. Total GFA:	371,828 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	371,828 square feet
	e. Retail:	Allowed, 15,600 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel T (completed prior to this Major Amendment)	a. Total Parcel Area:	38,986 square feet
	b. Total GFA:	242,194 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	242,194 square feet
	g. Total Parking Spaces:	151 spaces in garage, 79 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	13,861 square feet

¹ This includes approximately 3,014 square feet of day care center space, which is an allowed, non-residential institutional use, but shall be treated as retail for the purposes of compliance with Special Permit Condition 12.c(iv) of the Final Development Plan Special Permit.



Parcel S (completed prior to this Major Amendment)	a. Total Parcel Area:	30,090 square feet
	b. Total GFA:	112,398 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	None
	f. Residential GFA:	112,398 square feet
	g. Total Parking Spaces:	51 spaces in garage, 49 spaces at other locations on NorthPoint
	h. Associated Public, Green Area or Permeable Open Space:	11,255 square feet
Parcel L	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	312,399 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Allowed, None
	f. Residential GFA:	312,399 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel M	a. Total Parcel Area:	30,475 square feet
	b. Total GFA:	212,142 square feet
	c. Use:	Mixed Use
	d. Non-Residential GFA:	3,000 square feet
	e. Retail:	Required, 3,000 square feet
	f. Residential GFA:	209,142 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q1	a. Total Parcel Area:	14,799 square feet
	b. Total GFA:	18,823 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	18,823 square feet
	e. Retail:	Required, 8,533 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	None
	h. Associated Public, Green Area or Permeable Open Space:	TBD



Parcel W	a. Total Parcel Area:	20,743 square feet
	b. Total GFA:	16,395 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	16,395 square feet
	e. Retail:	Required, 16,395 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

B. Statistical Summary - Phase 1B
1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 1B in Square Feet:	383,237 square feet
b. Floor Area	Total GFA:	1,937,348 square feet
c. Non-Residential	GFA:	1,554,602 square feet
	Retail GFA:	0
d. Residential	GFA:	382,746 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	3.6 acres or 158,820 square feet
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Residential:	TBD 0.5 – 1.0 spaces/unit for each building, but not to exceed an average of 0.75/unit at full build-out for all phases(**)
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels – Phase 1B

Parcel C	a. Total Parcel Area:	69,003 square feet
	b. Total GFA:	382,746 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD



Parcel EF	a. Total Parcel Area:	87,225 square feet
	b. Total GFA:	419,529 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	419,529 square feet
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel G	a. Total Parcel Area:	101,610 square feet
	b. Total GFA:	451,213 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	451,213 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel H	a. Total Parcel Area:	79,430 square feet
	b. Total GFA:	366,345 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	366,345 square feet
	e. Retail:	Allowed, None
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel U	a. Total Parcel Area:	45,969 square feet
	b. Total GFA:	315,954 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	315,954 square feet
	e. Retail:	Retail not proposed
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD



C. Statistical Summary - Phase 2

1. Overall Dimensional Limits

a. Parcel Areas	Total Phase 2 in Square Feet:	426,813 square feet
b. Floor Area	Total GFA:	1,219,701 square feet
c. Non-Residential	Maximum GFA:	186,124 square feet
	Retail GFA:	24,1331 square feet
d. Residential	Minimum GFA:	1,033,577 square feet
e. Open Space	Minimum Public, Green Area or Permeable Open Space Provided:	Balance of 11 acres
	Other Open Space in Square feet:	TBD
f. Parking Spaces	Maximum non-residential:	See Special Permit
	Residential:	TBD 0.5 – 1.0 spaces/unit for each building, but not to exceed an average of 0.75/unit at full build-out for all phases(**)
g. Dwelling Units	Proposed Number:	TBD

2. Dimensional Limits on Individual Parcels – Phase 2

Parcel A	a. Total Parcel Area:	65,373 square feet
	b. Total GFA:	92,116 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	None
	e. Retail:	Retail not proposed
	f. Residential GFA:	93,971 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel B	a. Total Parcel Area:	80,325 square feet
	b. Total GFA:	335,251 square feet
	c. Use:	Residential
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD



Parcel D	a. Total Parcel Area:	59,838 square feet
	b. Total GFA:	306,491 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Allowed, amount TBD
	f. Residential GFA:	TBD
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel Q2	a. Total Parcel Area:	44,196 square feet
	b. Total GFA:	165,192 square feet
	c. Use:	Commercial
	d. Non-Residential GFA:	165,192 square feet
	e. Retail:	Required, 1,801 square feet
	f. Residential GFA:	None
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel R	a. Total Parcel Area:	46,343 square feet
	b. Total GFA:	140,194 square feet
	c. Use:	Mixed-use
	d. Non-Residential GFA:	TBD
	e. Retail:	Required, 18,342 square feet
	f. Residential GFA:	121,852 square feet
	g. Total Parking Spaces:	Minimum – 0.30 spaces/unit for residential uses (Shared Parking with Parcel I)
	h. Associated Public, Green Area or Permeable Open Space:	TBD
Parcel V	a. Total Parcel Area:	60,006 square feet
	b. Total GFA:	181,855 square feet
	c. Use:	Mixed Use
	d. Non-Residential GFA:	3,988 square feet
	e. Retail:	Required, 3,988 square feet
	f. Residential GFA:	177,867 square feet
	g. Total Parking Spaces:	TBD
	h. Associated Public, Green Area or Permeable Open Space:	TBD

(**) - The minimum parking requirement for residential uses constructed on each of Parcel I and Parcel R shall be 0.30 spaces/unit, which parking shall be located on Parcel I.

